



8 Lindsay Close, Eastbourne, BN20 8DP

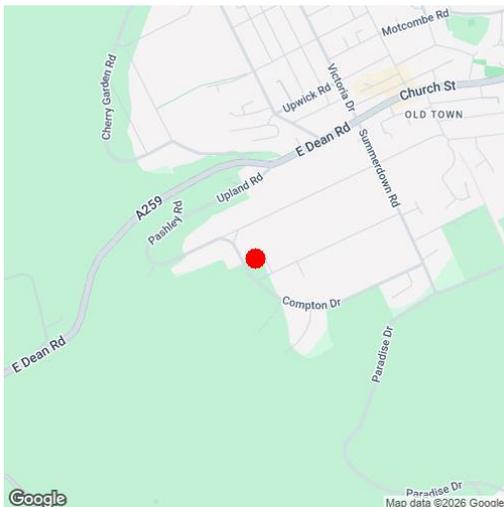
Price £695,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A well presented detached house with three double bedrooms set within delightful westerly facing gardens and affording views to the South Downs and towards the sea from this highly prized Summerdown location. The accommodation includes a splendid 22' x 13' sitting room with archway to a study area and generous dining room which opens onto a full width conservatory which enjoys a wonderful garden aspect. The kitchen is fitted with a comprehensive range of modern wall and base units beneath contoured work surfaces, with an integrated Neff double oven, a hob and dishwasher, whilst the utility room is plumbed for the washing machine. The three first floor bedrooms are all of a good size with the principal bedroom having a comprehensive range of fitted bedroom furniture and enjoying views over the rear garden to the South Downs and rooftop views to the sea. There is an en-suite shower room to the master bedroom whilst the other two bedrooms are served by the family bathroom and separate wc. The gardens are an important feature and the rear garden has a paved patio with large expanse of lawn and mature flower and herbaceous borders. A brick paviour driveway provides access to the double garage and ample additional off-road parking. Other benefits include gas central heating and sealed unit double glazing. Lindsay Close is within a half mile of The Royal Eastbourne Golf Course, and little more than 1 mile from Eastbourne town centre and railway station..





## At a Glance:

- Favoured Summerdown location
- Views to The South Downs and rooftop views to the sea
- Delightful westerly facing rear garden
- Generous part open-plan living accommodation
- 31` conservatory
- Three double bedrooms
- Two bath/shower rooms (one en-suite)
- Gas central heating
- Sealed unit double glazing

## Accommodation:

**ENTRANCE VESTIBULE**  
13'0" (3.96m) x 9'0" (2.74m)

**RECEPTION HALL**

**SITTING ROOM**  
22'0" (6.71m) x 13'0" (3.96m) opening to:-

**STUDY/SNUG**  
12'3" (3.73m) x 10'0" (3.05m)

**DINING ROOM**  
12'0" (3.66m) x 10'3" (3.12m)

**CONSERVATORY**  
31'0" (9.45m) x 8'8" (2.64m)

**KITCHEN/BREAKFAST ROOM**  
11'10" (3.61m) x 10'2" (3.1m)

**UTILITY ROOM**  
6'9" (2.06m) x 5'10" (1.78m)

**CLOAKROOM/WC**

**FIRST FLOOR LANDING**

**BEDROOM 1**  
21'0" (6.4m) x 13'0" (3.96m) Max

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**  
11'6" (3.51m) x 10'7" (3.23m)

**BEDROOM 3**  
10'3" (3.12m) x 9'2" (2.79m) Plus Recess

**BATHROOM**

**SEPARATE WC**

**OUTSIDE:**

**SOUTH WEST REAR GARDEN**  
approximately 80'

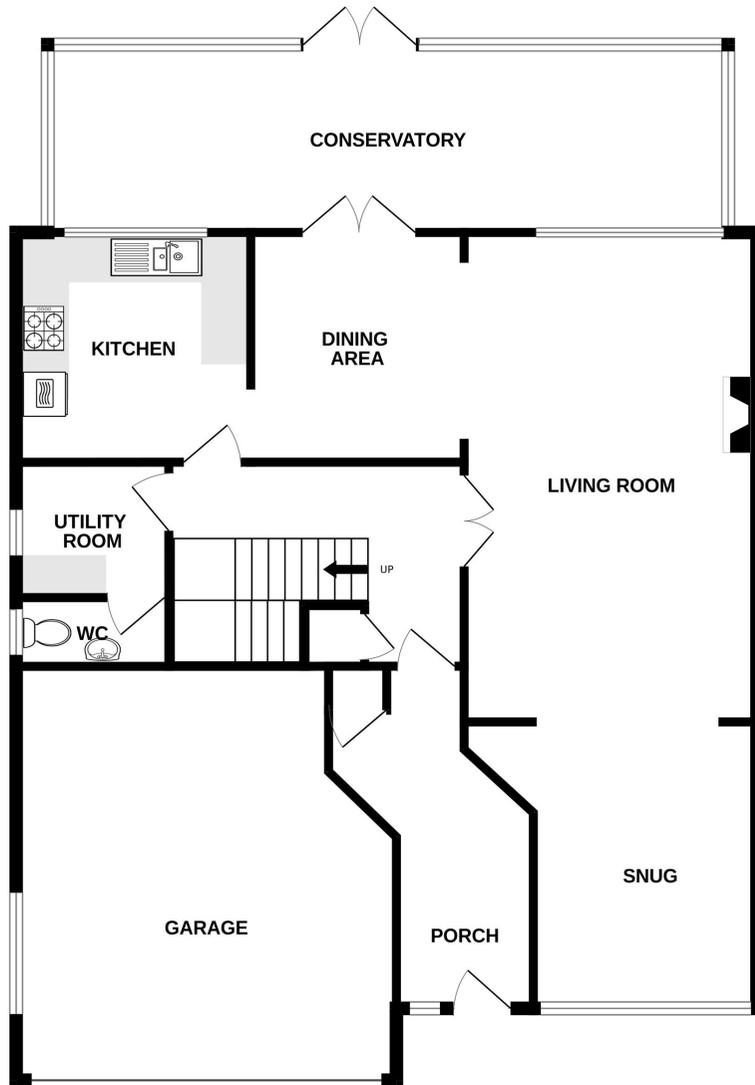
**DOUBLE GARAGE**  
18'3" (5.56m) x 16'7" (5.05m)

**COUNCIL TAX:**  
Band "F"

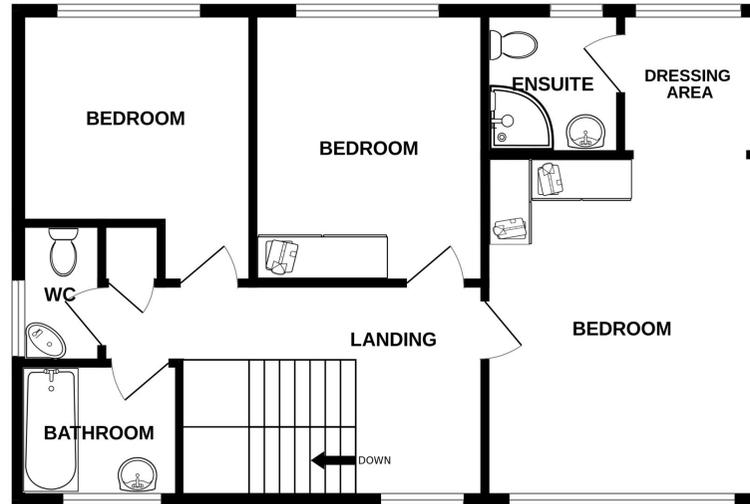
**EPC:**  
"D"



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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